

Copies of a memorandum dated May 16, 1974 were distributed re Park Plaza Urban Renewal Area, Authorization for Director to Enter Into Agreement with the Park Plaza Civic Advisory Committee, attached to which were copies of a Contract to Insure Citizen Participation, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: To amend the contract as follows:

1. Article I, page 3: the following paragraph shall be added following subsection "D."

"E. CAC represents that it is and shall at all times continue to be comprised of a broad base of community, civic and business groups."

2. Article V, page 6: the following shall be added to subsection "C."

". . . except where the furnishing of such information would violate the right to privacy of individual citizens, or where information must be maintained in a confidential classification (normally appraisals and inter-office memoranda)."

3. Article VI, subsection "B" page 8: the first sentence shall be deleted and the following substituted.

"The parties agree that each of them has a responsibility to participate in any environmental impact review as may be required by law and (a) to ensure that the environmental effects of all aspects of the Park Plaza Urban Renewal Project are fully investigated and reported; (b) to ensure that all feasible measures have been taken to avoid or minimize adverse environmental effects and (c) to ensure that meaningful alternative development plans are fully and simultaneously pursued at every stage of the planning and development process."

4. Article VI, subsection "B" page 9: the last sentence shall begin,

"It is understood by the parties, however, that the final resolution of any issue involving the work program shall be made by the Authority and that the parties further agree that the responsibility . . ."

5. Article IX, page 10, be deleted.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to enter into an agreement with the Park Plaza Civic Advisory Committee in substantially the form as attached and as amended.

The aforementioned Agreement, as amended, is filed in the Document Book of the Authority as Document No. 2789.

MEMORANDUM

May 16, 1974

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing Date: 5/21/74

Petition No. Z-3083
Morey B. Silva
21 Geneva Avenue
Dorchester

Petitioner seeks a conditional use to legalize the occupancy of a two car wash stand garage in a general business (B-1) district. The proposal violates the code as follows:

Section 8-6. A change in a conditional use requires a Board of Appeal hearing.

The property, located near the intersection of Blue Hill Avenue in the Model Cities area, contains a one-story structure. The facility, which has existed for several years, operates as a hand car wash (no machinery involved) and is consistent with other auto oriented properties in the immediate area.

Recommend approval.

VOTED: That in connection with Petition No. Z-3083, brought by Morey B. Silva, 21 Geneva Avenue, Dorchester in the Model Cities area, for a conditional use to legalize the occupancy of a two car wash stand garage in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. Facility is consistent with other auto-oriented properties in the area.



Zo-3083
21 GENEVA AVE.
(DOR.)



Board of Appeal Referrals 5/16/74

Hearing Date: 5/21/74

Petition No. Z-3084
Michael & Cleo Cox
18 Mascot Street
Dorchester

Petitioner seeks a conditional use for a change of occupancy from a two-family dwelling to a one-family dwelling and day care center in a residential (R-.8) district. The proposal violates the code as follows:

Section 8-7. A day care center is conditional in an R-.8 district.

The property, located at the intersection of Jones Avenue, contains a 2½ story frame structure. It is proposed to convert the first floor apartment to accommodate 24 children. The proposal conflicts with the conditional use requirements: converted apartment would not satisfactorily support 24 children; facility would have a serious impact on abutting residences; increased vehicular traffic would present a hazard on residential streets; play area is inadequate. Recommend denial.

VOTED: That in connection with Petition No. Z-3084, brought by Michael & Cleo Cox, 18 Mascot Street, Dorchester for a conditional use for a change of occupancy from a two-family dwelling to a one-family dwelling and day care center in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. The proposal conflicts with the conditional use requirements: converted apartment would not satisfactorily support 24 children; facility would have a serious impact on abutting residences; increased vehicular traffic would present a hazard on residential streets; play area is inadequate.



Z-3084
MASCOT ST.
(DOR)

Board of Appeal Referrals 5/16/74

Hearing Date: 5/21/74

Petition No. Z-3086
Henry G. Kara
7 Montvale Street
Roslindale

Petitioner seeks a forbidden use and four variances to erect a 2½ story four unit apartment structure in a residential (R-.5) and local business (L-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A multi family dwelling is forbidden in an R-.5 district.		
Section 14-1. Lot area is insufficient.	2 acres	7,774 sf
Section 14-3. Lot width is insufficient.	200 ft.	55 ft.
Section 14-4. Street frontage is insufficient.	200 ft.	55 ft.
Section 16-1. Height of building is excessive.	2 stories	2½ stories

The property, located near the intersection of Iona Street, contains 7,774 square feet of vacant land. Immediate area is predominantly two family in character. Excessive proposal would overcrowd the site. A two family dwelling would be acceptable and consistent with existing density. Recommend denial as submitted.

VOTED: That in connection with Petition No. Z-3086, brought by Henry G. Kara, 7 Montvale Street, Roslindale, for a forbidden use and four variances to erect a 2½ story four unit apartment structure in a residential (R-.5) and local business (L-1) district, the Boston Redevelopment Authority recommends denial as submitted. Excessive proposal would overcrowd the site. A two family dwelling would be acceptable and consistent with existing density.

Z-3086

7 MONTVALE ST.
(ROS.)



Board of Appeal Referrals 5/16/74

Hearing Date: 5/21/74

Petition No. Z-3087
Samuel Dame & David Kaplan,
Trustees K & D Realty Trust
190 Beacon Street
Boston

Petitioner seeks a conditional use for a change of occupancy from one apartment and dormitory to lodging house in an apartment (H-5-70) district. The proposal violates the code as follows:

Section 8-6. A change in a conditional use requires a Board of Appeal hearing.
Section 8-7. A lodging house is conditional in an H-5-70 district.

The property, located near the intersection of Clarendon Street, contains a five story structure. Proposed transient occupancy is contrary to neighborhood association objectives encouraging conversions to permanent residential use. Vehicular traffic generated by the proposal would intensify existing severe traffic problems. On-street parking is congested day and night in this neighborhood. Recommend denial.

VOTED: That in connection with Petition No. Z-3087, brought by Samuel Dame & David Kaplan, Trustees K & D Realty Trust, 190 Beacon Street, Boston, for a conditional use for a change of occupancy from one apartment and dormitory to lodging house in an apartment (H-5-70) district, the Boston Redevelopment Authority recommends denial. Proposed transient occupancy is contrary to neighborhood association objectives encouraging conversions to permanent residential use. Vehicular traffic generated by the proposal would intensify existing severe traffic problems. On-street parking is congested day and night in this neighborhood.



Z-3087

190 BEACON ST.

(B.P.)

ST.

BERKELEY

CLARENDON

DARTMOUTH

BACK

BEACON

EXETER

COMMONWEALTH

COMMONWEALTH

CHURCH OF THE COVENANT

FIRST BAPTIST CHURCH

FIRST LUTHERAN CHURCH IN BOSTON

EMERSON COLLEGE

STORROW

JAMES

STORROW

DOCK

Board of Appeal Referrals 5/16/74

Hearing Date: 5/21/74

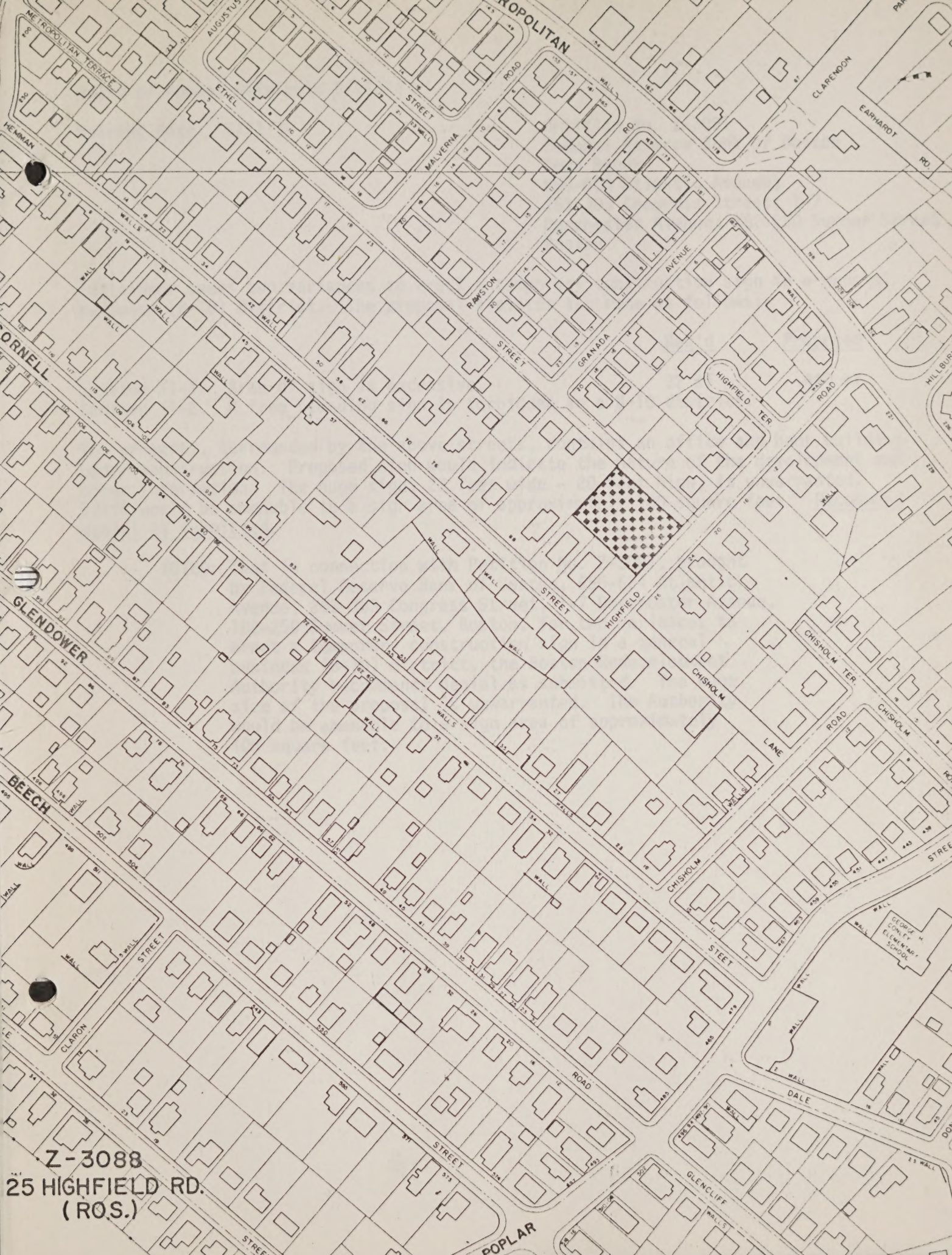
Petition No. Z-3088
Alfred T. VanDam, Jr., Trustee
Navlek Realty Trust
25 Highfield Road
Roslindale

Petitioner seeks a variance to legalize side yard for one-family dwelling in a single family (S-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 19-1. Side yard is insufficient.	10 ft.	8 ft.

The property, located near the intersection of Henman Street, contains a one-story frame structure under construction (exterior completed). Permit was issued in August 1973. Residence was then constructed with a 12 foot right side yard and an 8 foot left side yard contrary to approved plan. Deficiency is minimal and would not have a significant affect on adjacent properties. Recommend approval.

VOTED: That in connection with Petition No. Z-3088, brought by Alfred T. VanDam, Jr., Trustee, Navlek Realty Trust, 25 Highfield Road, Roslindale, for a variance to legalize side yard for one-family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. Violation is minimal and would not have a significant affect on adjacent properties.



Z-3088
25 HIGHFIELD RD.
(R.O.S.)

Board of Appeal Referrals 5/16/74

Hearing Date: 5/21/74

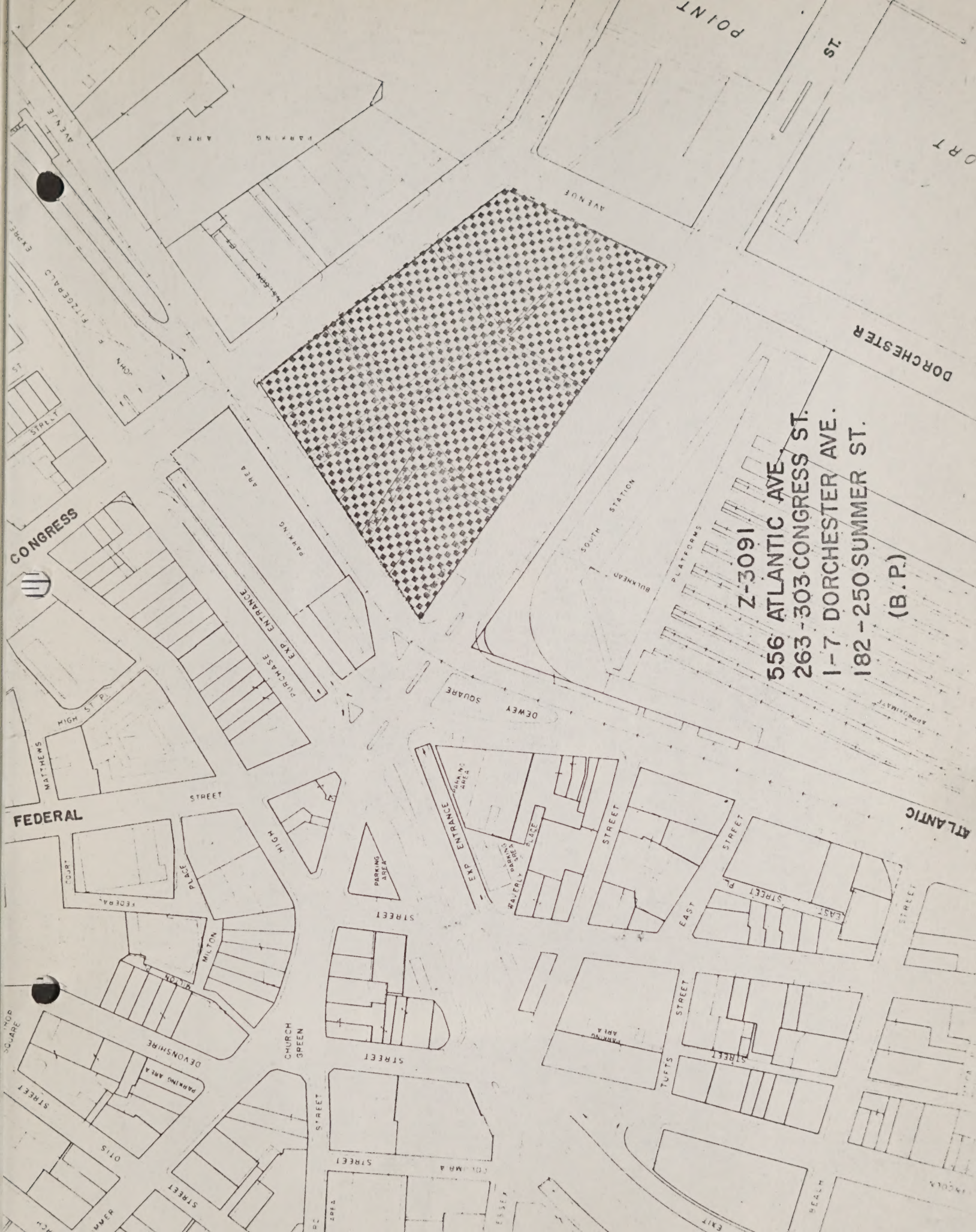
Petition No. Z-3091
Federal Reserve Bank of Boston
Gene Racek
556-624 Atlantic Avenue;
263-303 Congress Street; 1-7
Dorchester Avenue; 182-250 Summer Street
Boston

Petitioner seeks two variances to erect a temporary construction sign in a general business (B-10) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 11-1. Area of sign is excessive.	32 sf	440 sf
Section 11-2. A free standing sign is forbidden in a B-10 district.		

The property, surrounded by the above streets, contains an office and bank building under construction. Proposed sign would indicate the nature of the development and other information. The huge sign, 22 feet wide - 20 feet high, is unwarranted. Staff would be amenable to a sign area of approximately 100 square feet. Recommend denial as submitted.

VOTED: That in connection with Petition No. Z-3091, brought by Federal Reserve Bank of Boston, 556-624 Atlantic Avenue, 263-303 Congress Street, 1-7 Dorchester Avenue, 182-250 Summer Street, Boston, for two variances to erect a temporary construction sign in a general business (B-10) district, the Boston Redevelopment Authority recommends denial as submitted. The huge size of the proposal is unwarranted. The Authority would be amenable to a sign area of approximately 100 square feet.



Z-3091
556 ATLANTIC AVE.
263-303 CONGRESS ST.
1-7 DORCHESTER AVE.
182-250 SUMMER ST.
(B.P.)

